

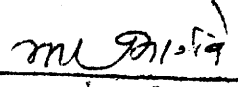
प्रारूप पुनर्प्रसिद्ध विकास योजना - तिरोडा
(सुधारित) वगळलेल्या भागाची
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम
१९६६ चे कलम ३१(१) अन्वये मंजूर करणेबाबत

महाराष्ट्र शासन
नगर विकास विभाग,

शासन निर्णय क्रमांक : टिपोएस- २४०३/२३९२/प्र.क्र.३/०५/नवि-९.
मंत्रालय, मुंबई - ४०० ०३२, दिनांक : १९ एप्रिल, २००७

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात
प्रसिद्ध करावी.

महाराष्ट्राचे राज्यापाल यांच्या आदेशानुसार व नांवाने,


(मनोहर भारगवे)
कार्यासन अधिकारी

प्रति,

विभागीय आयुक्त, नागपूर विभाग, नागपूर.
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
जिल्हाधिकारी, जिल्हा गोंदिया
उपसंचालक, नगर रचना, नागपूर विभाग, नागपूर.
नगर रचनाकार, भंडारा शाखा, भंडारा, जि. भंडारा.
मुख्याधिकारी, तिरोडा नगरपरिषद, जि. गोंदिया.
व्यवस्थापक, शासकीय मुद्रणालय व ग्रंथगार, नागपूर.

(त्यांना विनंती करण्यात येते की, सोबतची सोबतची अधिसूचना महाराष्ट्र शासनाच्या
असाधारण राजपत्रात नागपूर विभागीय पुरवणी भाग-१ नागपूर विभागातील पुरवणी मध्ये
प्रसिद्ध करून त्यांच्या प्रत्येकी १५ प्रती या विभागास व संचालक नगर रचना, महाराष्ट्र राज्य,
पुणे व उपसंचालक नगर रचना, नागपूर विभाग, नागपूर व नगर रचनाकार, भंडारा यांना
पोठवण्यात)

कक्षा अधिकारी, नावे ^{२९} यांना विनंती की, प्रस्तुत अधिसूचना विभागाच्या वेब साईटवर देवाची
निवडनस्ती, कार्यासन नवि-२९

NOTIFICATION

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai 400 032.

Dated : 19th April, 2007

The Maharashtra Regional & Town Planning Act, 1966.

No. TPS- 2403/2392/CR-3(U)/05/UD-9 : Whereas in accordance with sub-section (1) of Section 31 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") the Government has sanctioned part of the draft Revised Development Plan of Tirora excluding certain part shown bounded in **Orange** colour on the plan vide Urban Development Department's Notification No.TPS 2403/2392/CR-3(B)/05/UD-9 dated 12th July, 2005 published in Maharashtra Government Gazette, Part-I, Nagpur Division Supplement 1-A dated 15th Sept., 2005;

And whereas, the Government has declared its intention to make substantial modifications to the excluded part of draft Revised Development Plan of Tirora (hereinafter referred to as "the said Excluded Part" of Tirora) and has accordingly published these modifications alongwith a plan vide Urban Development Department's Notification No TPS 2403/2392/CR-3/98(C)/05/UD-9 dated 12th July, 2005 published in Maharashtra Government Gazette, Part-I, Nagpur Division Supplement dated the 15th Sept, 2005 and also invite suggestions/objections from the public on these modifications;

And whereas, the Government under Urban Development Department's Notification No. 2403/2392/CR-3/98(C)/05/UD-9 dated 15th Sept, 2005 had appointed the Deputy Director of Town Planning, Nagpur Division, Nagpur to be an '**Officer**' (hereinafter referred to as "the said Officer") to receive objections and suggestions, and to give hearing to any such person or persons in respect of such suggestions and objections received by him within the stipulated time limit and to submit his report thereon to the State Government as provided in sub-Section (2) of Section 31 of the said Act;

And whereas, the said Officer, after giving due hearing to the concerned persons has submitted his report to Government on 7th August, 2006;

And whereas, the Government has taken into consideration such suggestions and objections and the report of the said Officer as provided in Section 31 of the said Act;

And whereas, after examining the report of the said officer and consulting the Director of Town Planning, Maharashtra State, Pune; Government has decided to accord sanction to the said Excluded Part ;

Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government hereby :-

- (a) Sanctions the Draft Revised Development Plan of the said Excluded Parts of the said Development Plan as shown in **Orange** colour verge as specified in the Schedule annexed hereto which shall be the final Development Plan of the said Excluded Parts of the said Development Plan for Tirora ;
- (b) Fixes the 04th June, of 2007 to be the date on which final Development Plan of the excluded parts of the said Development Plan shall come into force;
- (c) Extends the period under sub-Section (1) of Section 31 of the said Act for according sanction to the final Development Plan of the said Excluded Parts of the said Development Plan upto & inclusive of 19th April, 07

Note :

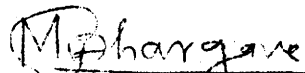
- A) The aforesaid final Development Plan of the said Excluded Part of the said Development Plan sanctioned by the State Government shall be kept open for inspection by the public during working on all working days for a period of one month in the office of

(1) The Chief Officer, , Municipal Council Tirora (Dist. Bhandara).

(2) The Town Planner, Bhandara Branch, Bhandara

- B) This notification is also available on department's web site www.urban.Maharashtra.Gov.in

By order and in the name of the Governor of Maharashtra.


(Manohar Bhargave)
Section Officer.

DEVELOPMENT PLAN OF TIRORA (REVISED)

ACCOMPANIMENT OF GOVERNMENT NOTIFICATION NO.TP-3-24(3/2182/CRR(D)) 0-3/UD-3

Dated : 19th April, 07

SCHEDULE OF MODIFICATIONS OF SUBSTANTIAL NATURE

| EP. No. | Excluded Portion No. | Site No./S.No. | Proposed Reservations/Allocations of Land Use published under Section 26 of Maharashtra Regional & Town Planning Act 1966 by Municipal Council, Tirora | Proposed reservations/allocations of Land Use submitted under Section 30 of Maharashtra Regional & Town Planning Act 1966 by Municipal Council, Tirora | Modifications of Substantial Nature as proposed by Government under Section 31(1) of Maharashtra Regional & Town Planning Act 1966 | Details of EP. Sanctioned by Government under sec.31(1) |
|---------|----------------------|---|--|--|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1 | EP1 | Kh.No.81 | Existing Tank | Land of Kh.No.81 is included in Residential Zone. | Land of Kh.No.31 is proposed to be shown as "Existing Tank" as shown on plan. | Sanctioned as proposed. |
| 2 | EP-2 | Site No.1, Garden and Beautification of Tank (S.No. 105, 106) | Garden & Beautification of Tank | Deleted and included in Agriculture Zone. | Site No.1, (area 0.3 Ha.) is reinstated as "Garden and Beautification of Tank" as shown on plan. Remaining portion is included in Agriculture Zone/ No Development Zone as shown on plan. | Sanctioned as proposed. |
| 3 | EP-3 | --- | 12 m. widening to the existing 9 m. road from Bidi Company to Sukadi Naka | 12 m. widening is proposed to be deleted and shown as 9 m. wide. | 12 m. widening is proposed to be reinstated as per published plan under Section 26. | Sanctioned as proposed. |

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| 4 | EP-4 | Site No.40 Stadium & S. No.126 p.124 p) Site No.41 Garden (S.No.126 p, 114 p, 118 p, 119 p) | Stadium, Garden | Site No.40, Stadium is deleted and shifted on the arc of S.No.195p, 201p, 202/2, 202/4 and the land under reservation Site No.40 is included in Residential Zone | Site No.41 is proposed to be redesignated as "Garden and Beautification of Tank". The land of Kh.No.126 under Site No.40 is to be shown as " Existing Tank". Site No.40, "Stadium" is to be shifted and relocated on S.No.195 p, 201/1, 202/2, 202/4 of mauja Tiota. | Sanctioned as proposed. |
| 5 | EP-5 | Kh.No.223/3 222/1 | Alignment of 15 m. wide road through Kh.No. 222/1, 223/3, 222/4 as shown on plan. | Alignment of 15 m. wide road is shifted towards South and the land upto new 15 m. road is proposed to be included in Residential Zone. | Alignment of 15 m. wide road is to be reinstated as per published plan under Section 26 and land to the South of this 15 m. road proposed to be included in Agriculture Zone. | Sanctioned as proposed. |
| 6 | EP-6 | Site No.12, S.No.38p | Garden | Eastern portion of Reservation No.12 is deleted from reservation & included in Residential Zone | Eastern portion of Site No.12 is proposed to be included in Site No.12, "Garden" and this site is to be redesignated as "Garden and Beautification of Tank" as shown on plan. | Sanctioned as proposed. |
| 7 | EP-7 | Site No.24, S.No. 32 p | Garden & Beautification of Tank | Site No.24, "Garden & Beautification of Tank" is deleted and included in Residential Zone. | Site No.24, "Garden and Beautification of Tank" is proposed to be reinstated as per plan published under Section 26. | Sanctioned as proposed. |
| 8 | EP-8 | Site No.36 Garden (S.No. 201p, 194, 195/4, 206p, 200 p) | Garden | Western part of reservation (S.No.201 p, 194, 195/4) is deleted and included in Residential Zone. | Western portion of the site is proposed to be relocated for the reservation of Garden and eastern portion of the site is proposed to be included in Residential Zone as shown on plan. | Sanctioned as proposed. |

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| 9 | EP-9 | Site No.22 S.No.77/6, 77/2,78/5 P, 77/5p | Mandies and Godown | Reservation of Site No. 22 is deleted and shifted on S.No.438 to 441, 442,444 and the land so released is included in Residential Zone. | Site No.22 proposed under Section 26 is proposed to be deleted and included in Residential Zone. Designation of Site No.39 is proposed to be changed as 'Mandies and Godown'. A new reservation No.22 is to be proposed on S.No.437,438,443,444 for Play Ground as shown on plan. | Sanctioned as proposed. |
| 10 | EP-10 | Site No.25 Kh.No.75, 76/5 p Site No.37 Kh.No.232/1 P | Play Ground Town Hall | Site No.25 Play Ground is deleted from reservation and included in Residential Zone Site No.37 Town Hall is reinstated as Town Hall, Site No.37. | Site No.25 is proposed to be deleted and included in Residential Zone as shown on plan. Site No.37, Town Hall is proposed to be reinstated as per plan published under Section 26 as shown on plan. | Sanctioned as proposed |
| 11 | EP-11 | Site No.32 Kh.No.105 p | Play Ground | Site No.32 Play Ground is deleted from reservation and included in Residential Zone. | Site No.32, Play Ground proposed to be reinstated as per published plan under Section 26. | Sanctioned as proposed. |
| 12 | EP-12 | Site No.21, Kh.No.869, 379 p | Truck Terminal | Site No.21, Truck Terminal is deleted and included in Residential Zone | Site No.21, Truck Terminal is proposed to be reinstated as per published plan under Section 26. | Sanctioned as proposed. |
| 13 | EP-13 | Kh.No.122/3 | Proposed 12 m. wide D.P. road | Alignment of 12 m wide D.P. road is shifted towards North. | Alignment of 12 m wide D.P. road is proposed to be reinstated as per published plan under Section 26. | Sanctioned as proposed. |
| 14 | EP-14 | Site No.26 | Fire Brigade | Site No.26 is deleted and included in Residential Zone. | Site No.26 is deleted and the land so released is proposed to be included in Residential Zone. | Sanctioned as proposed. |

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| 15 | EP-15 | S.No.203 (old No 84C) area C.39 Ha mauza Khairbodi | Existing Rice Mill | Existing Rice Mill | The location of Existing Rice Mill is shown in G. No 203 on plan submitted to Government under Section 30 is proposed to be included in Residential Zone and new location of Rice Mill is shown on S.No.838 as shown on plan | Sanctioned as proposed. |
| 16 | EP-16 | --- | Congested boundary is not shown on plan | Congested boundary is shown on plan. | Sanctioned as proposed. | |
| 17 | EP-17 | Site No.18 | Shopping Centre | Shopping Centre | Site No.18, Shopping Centre is proposed to be deleted and land so released is proposed to be included in Existing Tank as shown on plan. | Sanctioned as proposed. |
| 18 | EP-18 | Site No.31, S.No.103/1P | Library | Library | Western portion (0.15 Ha.) of Site No.31 is proposed for "Fire Brigade" and the remaining portion of Site No.31 (0.14 Ha.) is proposed to be reinstated as "Library". | Sanctioned as proposed. |
| 19 | EP-19 | --- | Triangular portion of eastern side of Site No. 38 (open space) | Triangular portion of eastern side of Site No. 38 (open space) | Triangular portion of eastern side of Site No. 38 (open space) is proposed to be included in Residential Zone | Sanctioned as proposed. |
| 20 | EP-20 | --- | --- | --- | High Flood Line is proposed to be shown on plan | Sanctioned as proposed. |

TO PROPOSED MODIFICATIONS OF DEVELOPMENT CONTROL RULES

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| 21 | EP-21 | Annexure E Sl.No.15 | --- | --- | <p>New Rule below Appendix 3-4 & 5 is added as under -</p> <p>i) The lands in Industrial Zone as mentioned in G-4 & 3-5 above are allowed to be developed for Residential use if the owner so desires, the Chief Officer should be independently entertain development permission for residential use subject to condition that there should be appropriate buffer open space of required width from the adjacent industrial boundary zone, to be left within the land to be used for residential use subject to condition,</p> <p>(a) 10% amenity space is required to be proposed while sanctioning layout,</p> <p>(b) NOC from Labour Department is necessary.</p> | Sanctioned as proposed. |
| | | Annexure A | --- | --- | <p>1) Following Rule No (viii) is added after the Rule No. (vii) -</p> <p>viii) Space to be left around the building to secure a free circulation of air, admission of light and access for scavenging purposes.</p> | Sanctioned as proposed. |

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| | | | | | 2) Following New Rule is proposed to be added as Rule No.2.38 after Rule No.2.37 :- 2.38 Stilt or stilt floor Stilt or stilt floor means ground level portion of a building consisting of structural column supporting the super structure done without any enclosures and not more than 2.2 m. in height from the floor of stilt, raised maximum of the 15 cm above the average ground level and upto the lowest point of the ceiling (i.e. bottom of beam) for the purpose of parking vehicles, scooters, cycles etc. | Sanctioned as proposed. |
| | | | | | 3) Following new Rule is added as (xii) after Rule No. 5.1(e) (xi) :- (xii) : Give particulars of parking provided and required under Regulation No.21. | Sanctioned as proposed. |
| | | | | | 4) Rule No.5.1 (f) deleted and added the following Rule :- 5.1 (f) Specification : Specifications of proposed construction giving type of materials used, duly signed by qualified architect/engineer/supervisor shall accompany the notice; and | Sanctioned as proposed. |

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| | | | | | | 5) New Rule No 5.1 (g) is proposed to be added as follows - 5.1 (g) supervision : The notice shall be further accompanied by Certificate of Supervision by the qualified architect/engineer/supervisor who shall undertake supervision in the prescribed form given in Appendix B | Sanctioned as proposed. |
| | | | | | | 6) Rule No 9.4 is proposed to be deleted. | Sanctioned as proposed. |
| | | | | | | 7) Last paragraph of Rule No. 20.1 is deleted & proposed to be added the following paragraph: The private or rental premises designated in Public-Semi public Zone will continue to be in this zone as long as Public-Semi public user exists, otherwise these lands shall be considered to be included in the adjoining major use zone. | Sanctioned as proposed. |
| | | | | | | 8) Rule No 20.3.2 (b) is to be deleted and proposed to be added following new rule b) Ground coverage shall not exceed 1/3 rd of the net plot area and built up area on all floors shall not exceed the net plot area. Parking spaces shall be provided as per Regulation No. 21. | Sanctioned as proposed. |

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| | | | | | <p>9) To read the Table easily, following new foot rule No-5 is proposed to be added below foot note No.4 :-</p> <p>Note 5 : (i) Plot size should be related to road width. (ii) Front setback should be related to road width (read column No.1 to 4); (iii) Other marginal distances; permissible built up area etc., should be related to plot size (read column No. 3 to 8)</p> | Sanctioned as proposed. |
| | | | | | <p>10) Following new sub-rule 20.3.3 (a) is proposed to be added in Rule No 20.3.3 :-</p> <p>20.3.3 (a) : For any of the above types of building total of built up area on all floors shall not exceed the net plot area.</p> | Sanctioned as proposed. |

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| | | | | | | <p>11) Following sub-rule F proposed to be added in the last Rule No.2072 :-</p> <p>F) Room for Electronic Equipment of Cellular Mobile Telecommunication System : Where permissible built-up area of any building is already consumed, the Chief Officer may permit the area of one room for installation of telephone connector as per requirement of Department of Telecommunication or the companies authorised on that behalf. This area shall not be included in covered area for built-up area calculations but not exceeding 20 sq.mt. in any case. However, the permissible built-up area of the plot is not fully consumed, such benefit of treating it free from including in covered area for built-up area calculation shall not be given.</p> | Sanctioned as proposed. |
| | | | | | | <p>12) In Regulation No.2214.1, provision as per B & C bye-laws and Development Control Rules is proposed to be reinstated and excess provision is to be deleted.</p> | Sanctioned as proposed. |

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| | | | | | 13) Following new Rule No.C.5.2 is proposed to be added after Rule No.C.5.1 :- C.5.2 : Every technical person must certify on plan that, the plans prepared by him are in accordance with the norms as specified by Indian Standards Institute and he will held responsible for any harm caused in earthquake due to negligence of the standards, if it is not possible for him to certify, then same should be obtained from Indian Standards Institute and accordingly be noted on plan. | Sanctioned as proposed. |
| | | | | | 14) Following sentence is proposed to be added after the paragraph in Appendix 3 :- "I have confirmed that the proposed construction is as per the norms as specified by Indian Standards Institute for resistance of earthquake." | Sanctioned as proposed |

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| | | | | | <p>13) Word "Flour" in Appendix G-1 is proposed to be deleted and new provision of flour mill is proposed to be deleted on Sr. No.15 and following revised provision is proposed to be added :-</p> <p>14) Flour mill is a separate building of ground floor only and having electric power supply not more than 7.5 KW and subject to other conditions prescribed by Municipal Council.</p> | Sanctioned as proposed |
| | | | | | <p>16) Provision of Appendix G-6.1, Sr.No.9 is in Marathi This provision is proposed to be deleted and following new provision is proposed to be added :-</p> <p>9) Preparation of Raisins and plum from grapes.</p> | Sanctioned as proposed |

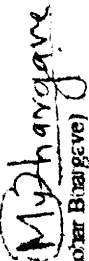
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| | | | | | | <p>17) Following provision of Sr.No 10 in G-6.1 is proposed to be added instead of " LP Gas Godown'</p> <p>10) L.P.GAS GODOWN SUBJECT TO FOLLOWING CONDITIONS:</p> <p>i) Plot area should not less than 2000 sq.mt.</p> <p>ii) Maximum built-up area permissible 20%</p> <p>iii) Only ground floor structure is permissible.</p> <p>iv) NOC from Controller of Explosives & Fire Brigade Authority should be obtained.</p> <p>v) Conditions imposed by Municipal Council should be followed.</p> <p>vi) Prior approval should be obtained from Divisional Deputy Director of Town Planning.</p> | Sanctioned as proposed. |
| | | | | | | <p>18) Appendix G-7- In 3rd line of (viii) of Appendix G-7, 500 mt is proposed to be replaced instead of 1000 mt.</p> | Sanctioned as proposed. |

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| | <p>20) Following new rule is proposed to be added as Rule No.21.4 in "Rule No.21 " Parking Spaces" 21.4 :</p> <p>Parking spaces at stilt floor:-</p> <p>A) The height of stilt shall not be more than 2.20 mt. measured from the floor of stilt, raised maximum upto 15 cm above the average ground level, upto the lowest point of the ceiling (i.e. Bottom of Beam).</p> <p>B) Area of stilt shall not exceed the maximum permissible built-up area at ground floor.</p> <p>C) Height of building with a stilt shall not exceed the maximum permissible height as given in Regulation No.20.6.</p> <p>D) Stilt shall be kept open from all sides (or atleast three sides)</p> <p>E) Stilt floor should be used only for parking, it can not be used for any other purpose.</p> <p>F) Stilt constructed as per above conditions shall not be included in covered area calculations or built up calculations.</p> | Sanctioned as proposed. |
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| | | | | | 21) Following Rule is proposed to be added as Rule No (g) in Rule No.207.2. (g) Still floor space constructed as per Regulation No.21.4 and used as parking space. | Sanctioned as proposed. |
| NEW REGULATIONS IN DEVELOPMENT CONTROL RULES: | | | | | | |
| | | | | | 22) Following new Regulation of No.22 regarding installation of Water Heating System is proposed to be added on page No.38 of D.C.R. (No DCR 1094/2823/JD-11, dated 19.9.1995) | Sanctioned as proposed. |
| | | | | | 23) Building bye-laws regarding providing facilities for physically handicapped persons. (No T-3/43/2001/1329/CR dated 21.6.2001/JD-11, 25.2.2002) | Sanctioned as proposed. |

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| | | | | | | 24) Regarding commercial use of land in the possession of MSRTC. Notwith standing any thing to the contrary in these regulations or the Development Plan/planning proposals land in the possession of the MSRTC shall be allowed to be developed for commercial use to the extent of 50% of the admissible Floor Space Index (FSI) subject however to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra Home Department, Resolution No. STC-3400/CR-148/FA-1, dated 1 st February 2001 as may be modified from time to time. | Sanctioned as proposed. |
| | | | | | | 25) Regulation for Information Technology No. IPS 2004/387/CR 26/2004/JD-13, dated 20 th May 2004 | Sanctioned as proposed. |
| | | | | | | 26) Regulation for Rain Water Harvesting. No TPB-432001/2133/CR-230/01/JD-11, dated 10.3.2005. | Sanctioned as proposed. |


 (Mangar Bhangave)
 Desk Officer